
“Land Use in Lumpkin County Georgia”

Development of the Future Land Use Map

Presentation Handouts

Presented by.....

Ross + associates

Meeting Agenda

- **The Overall Project Process and Next Steps**
- **Public Review Participation and Schedule**
- **Overall Approach to Land Use Regulations in the County**
- **Description and Intent of Character Areas**
 - Agricultural Preservation
 - Rural Places
 - Residential Growth Area
 - Neighborhood Village Center
 - Community Village Center
 - Commerce Corridor
 - Gateway Commercial
 - Intensive Industrial
- **Future Land Use Map**

Project Process and Next Steps

■ Process to Date

- Conducted public informational meetings from June to December to gather public input on goals, objectives, issues, and preference as to what type of land use tool was preferred.
- Conducted forums with the business and development community and rural interests to focus on specific issues and concerns.
- Developed two public surveys and tabulation of those surveys to determine the overall regulatory tolerance of County Residents.
- Conducted monthly meetings with the Citizens Advisory Committee (“CAG”) to refine plan and code issues.
- Advertisement: The Dahlonega Nugget, County Website (www.lumpkincounty.gov), Posters, and Citizen mail-outs to advertise public participation opportunities.

■ Deliverables

- Interim Land Use Plan Amendment to the County’s 20 Year Comprehensive Plan.
 - Development of current demographic information
 - Population and Employment Projections to 2025
 - Review of land use patterns and new development since the current land use plan map was adopted.
 - Creation of a new Land Use Plan Map based on trends, CAG and general citizen input
- Development of a Land Use Code to Implement the Future Land Use Plan Map.
 - The development of character areas throughout the County to be used as guidelines for regulating growth.
 - The ability to develop any use in any property as long as the over “character” of the area is maintained.
 - The development of “good neighbor” compatibility standards to assure the citizens of Lumpkin County attract desirable growth

Future Public Participation Opportunities

■ Come to Public Meetings

- March 27th
- May 12th
- June 5th

■ Volunteer to be on the Citizens Advisory Group (CAG)

- Monthly meetings: 2nd Tuesday of the month, Park & Rec Building
- For mailings and email notifications add your email on the sign-in sheet

■ Public Review Drafts

All drafts will be available at the Planning Department, Chamber of Commerce and on the County's Website

- Future Land Use Plan Map on display at the Chamber of Commerce and on the County Website.
- Interim Land Use Plan Amendment Text Draft— Available March 3
- Land Use Code Draft—Available March 27th

■ Ways to Comment

- Fill in comment sheets—hand back, mail, fax or drop off at Planning Department
- Email—planross.com
- Direct markups on the Future Land Use Plan Map

Schedule--Phase II

Lumpkin County Land Use Plan Amendment & Land Use Code

| | | 2003 | | | | | | | | |
|-----------------------------------|---|------|------|-------|------|-------|------|------|-----|-----|
| | | Jan | Feb | Feb | Mar | Mar | Apr | Apr | May | Jun |
| | | | 1-15 | 16-29 | 1-15 | 16-31 | 1-15 | 1-30 | | |
| Interim Land Use Plan Amendment | All day Public Forum--Future Land Use Map | | 24 | | | | | | | |
| | Initial Comprehensive Plan Public Hearing | | | | | | | | | |
| | Draft LUPA text available for public review | | | | 3 | | | | | |
| | Public review LUP Map (finalize 3/14) | | | | 14 | | | | | |
| | Revise Map and text to reflect comments | | | | | | | | | |
| | Public Hearing--transmittal to RDC-60 days | | | | | 27 | | | | |
| | Adoption of interim Land Use Plan Amendment | | | | | | | | | 5 |
| Land Use Code | CAG Meetings to review models & drafts | 14 | 11 | | 11 | | 8 | | 13 | |
| | Draft to CAG for preliminary review | | | | 3 | | | | | |
| | Finalize Review Draft | | | | | | | | | |
| | Review draft available for public comments | | | | | 27 | | | | |
| | Public Meeting to review draft code | | | | | 27 | | | | |
| | Code revised to reflect public comments | | | | | | | | | |
| | Public Meeting to review final code | | | | | | | | 12 | |
| Adoption of code and interim LUPM | | | | | | | | | | 5 |

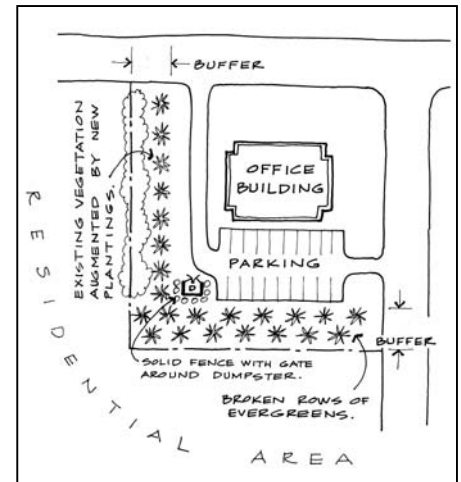
Comprehensive Land Use Plan Amendment
Land Use code
Public Meetings and/or Hearings



The Approach.

The Lumpkin County approach is a hybrid that combines aspects of traditional zoning and pure performance standards. The key is to link the future land use plan map directly to land use regulations by creating land use plan categories that are more descriptive of the actual character of an area (i.e., rural, urban, village, town), rather than individual single use districts. Land use regulations are written for each Character Area for different types of uses, i.e., agriculture, residential, commercial, industrial to assure that new development fits into the overall feel of the area. The addition of compatibility standards within the land use code assure that neighboring land uses are protected from potential negative impacts, without specifically restricting the types of land use within each character area. This approach provides a direct link between planning and implementation, and allows proposed changes to be considered within the context of a community's long-range plan.

- It accommodates existing land use patterns without creating large number of non-conforming uses.
- It is easier and more flexible to administer than traditional zoning.
- It directly links comprehensive planning and land use controls.
- It formally recognizes existing and accepted forms of development within the county.
- It emphasizes guidance and influence of future development patterns and de-emphasizes control and restrictions.



■ Land Use Diversity

Because of the lack of a formalized land use management tool, Lumpkin County has developed purely through market forces without regard for land use compatibility, natural resource preservation or infrastructure planning. Although there are obvious areas of land use concentration within the county, the predominate development pattern is a mixture of uses. To discourage establishing a large number of nonconforming uses, character areas describing the “feel” of this mixed-use development pattern are proposed to include both residential and nonresidential land uses. Organic market development is encouraged, but with an added level of protection to ensure infrastructure planning and appropriate compatibility standards to lessen potential negative impact.

■ Compatibility Standards

The use of Compatibility Standards addresses compatibility between land uses; the identified “character” of an area sets the tone for these performance standards. Compatibility Standards say, “You can do anything with your property you want, BUT you have to be a good neighbor when a less intense use is next door.” Because type of land uses is not restricted within character areas, compatibility standards and design guidelines provide the mechanism for the integration of many types of uses that promote beneficial interaction while limiting negative impacts. For example, a proposed gas station in a “rural residential area” would have different buffer, access, impervious surface, and landscaping standards than a gas station within a “neighborhood village center.” Land uses are not prohibited, but either encouraged or discouraged depending on the character area. Growth is encouraged to locate in preferred areas because the standards are less strict there, but not required to do so.

This approach establishes standards for assuring that neighboring land uses are protected from the negative impacts of new development, without restricting the use of the land itself.

Character Areas and Development Patterns

There are a variety of ways to achieve the County's vision for the future. From an urban design standpoint, the key is to avoid dispersed development projects that are unrelated to one another and exist in isolation at random locations without regard to infrastructure investment or planning. Instead, by encouraging appropriate development within distinct character areas, corridors and villages and arranging these centers within a comprehensive circulation system that incorporates linkages, the County will achieve a sustainable development pattern that will carry them through to the year 2020.

As stated in *The Vision for Lumpkin County*, the County's vision for the future is based on a pattern of continued growth focused on identified development nodes, corridors and character areas that discourage urban sprawl, inefficient use of infrastructure, and land use incompatibility. These "Community Character Areas" are intended to ensure compatible and unified development within specified areas of the county. Following is an overall description of each character area.

■ Agricultural Preservation

Farming is a viable and desirable way of life within Lumpkin County. It provides jobs, contributes to the local economy and creates demand for support business. Lumpkin County also depends on the scenic beauty created by open pastureland, cultivated cropland, and managed woodland to attract tourists to hike on its trails, stay in its bed and breakfasts and to buy local crafts and food products. Family farms, agricultural operations, conservation areas, vast natural and scenic resources and a rural landscape are a large part of the community's identity and culture.

Preserve
Family
Farms

The preservation of the overall rural character and the preservation of the family-farming heritage are high priorities for the citizens of the county. The intent of the Agricultural Preservation Character Area is to preserve and reduce development pressure on existing conservation and agricultural uses, provide areas for future expansion of these uses and to provide for compatibility standards to lessen the impact between non-compatible uses, especially residential and active agricultural uses. This character area encourages active conservation, farming, commercial agricultural uses and very low-density large lot residential development. This character area discourages "conventional" subdivision development, and acts as a buffer as suburban development creeps into the County's agricultural areas. Because of this rural orientation, it is expected that a lower level of public services and facilities be provided to lessen development pressure in the area.

■ Rural Places

Many areas of Lumpkin County are shifting from an agricultural base to one of mixed residential, commercial and industrial land development. The intent of the Rural Places Character Area is to provide a residential-agricultural community, which benefits from its scenic rural landscape with much of its identity based on its agrarian past while accommodating residential growth. In order to maintain the agricultural, economic, environmental and aesthetic benefits provided by the rural and natural landscape this character area encourages development opportunities by means of clustering development at farmsteads and large lot homesteads, crossroad hamlets, or within large lot conservation and master planned developments. This character area encompasses outlying areas of the county where water and sewer lines are not planned during the current Comprehensive Plan timeframe.

Transition
from Rural to
Residential

■ Residential Growth Area

Traditional Subdivisions

As Lumpkin County continues to experience growth in both residential and commercial development, areas meant for traditional subdivision and commercial growth are necessary. The intent of this character area is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment, and to areas that have a more “urban” feel. Areas designated as Residential Growth Areas are located primarily within areas that are currently experiencing urbanization and growth pressures, such as outside of City of Dahlonega and within areas that public water & sewer and transportation investment are planned. Minimum lot size varies by type of unit and whether public water and sewer serves the lot.

■ Neighborhood Village Center

Neighborhood Village Centers are places where small-scaled commercial uses, such as a bank, grocery store, drug store, cleaner, and gas station, are arranged in a village-like setting that might include a neighborhood park or elementary school. Neighborhood centers are located throughout the county at major crossroad areas, and have developed over the years to serve local needs. These areas are typically rural in character and tend to attract residents who desire single-family homes on large lots. Thus, a neighborhood center is envisioned as a compact assortment of convenience-oriented retail stores and services to address the demands of adjacent residents in less urbanized parts of the county, focusing on historic or natural resources of the area. Adaptive re-use of historic structures and buildings is encouraged as a focal point.

The
neighborhood
butcher, baker,
candlestick
maker

■ Community Village Center

Typically located at the convergence of major transportation corridors, Commercial Village Centers are envisioned as places where a uses, such as larger scaled services. Mixed-use commercial, service and recreation by a comprehensive circulation Community village centers offer a wide variety of goods and for neighborhood residents and of several neighborhoods. neighborhood village center but village concept includes a variety ties, businesses, office, retail open spaces that create a and play.

The place to
go for all your
family's
needs

compatible mixture of higher intensity of shopping centers, professional office and developments that combine residential, recreational uses integrated and linked together system are encouraged in these nodes. include shopping and service facilities that services, including both convenience goods shopping goods for a market area consisting Whereas someone might live near a work outside the county, the commercial of housing options, employment opportunities, services, well-placed parks, plazas and community where it is possible to live, work

These land use components coexist as part of a collective approach to creating communities that are safe, attractive, and convenient for pedestrians and motorists alike. Buildings should be designed to conform to architectural standards and oriented in close proximity to each other to facilitate walking instead of driving. Natural and historic resources within community village centers should be enhanced and preserved as a means of defining a distinct identity or sense of place. Community facilities such as schools, branch libraries, and government services,

serve as anchors for community village centers and help to create identity. Access is provided through a comprehensive system of streets, sidewalks and greenways that intersect at key locations and connect residential areas to commercial uses. Whereas transportation efforts in a neighborhood village center might focus on traffic calming measures along “main street,” a community village center presents greater challenges related to coordinating a variety of alternative transportation opportunities.

■ Commerce Corridor

Commerce Centers are envisioned as destinations for expanded interstate trade opportunities and would accommodate higher densities in order to create a synergy between retail, office, industry and other commercial uses. Less pedestrian oriented than Neighborhood or Community Villages, Commerce Centers are dependent upon access not only to transportation networks, but also to technology and communication infrastructures. Similarly, the provision of adequate public services in the form of water, sewer, and power are critical to the functionality of these areas.

Under normal circumstances, major commercial uses and employment generators may place heavy demands on public facilities or cause significant impacts on the environment. The industrial uses allowed in the county are not intended to create such problems or demands. The intent of the Commerce Corridor designation is to provide a variety of tracts for heavy commercial uses, light industrial and employment uses that are limited to office and business parks, large scale commercial, office-warehouse centers, distribution/service, light industrial, high-technology and researching, wholesaling companies and similar businesses that have no significant impacts on the environment. Because of the intensity of use and its potential relationship to residential uses, heavy industrial and manufacturing is prohibited in this character area. When located at the perimeter of a Future Land Use Map Commerce Corridor area, uses that are lower in intensity and scale to ensure minimal impact to adjacent properties is required.

From an urban design standpoint, the most critical element in creating a visually appealing Commerce Corridor is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses. While Lumpkin County is focused on attracting only clean industries to the area, such establishments still require large warehouse buildings and vast amounts of parking and loading/unloading areas that should be screened from view. In addition, certain commercial uses such as car dealerships require careful site planning to minimize curb cuts and reduce the perception of parking as the primary use.

**Auto Driven
Power
Shopping**

■ Gateway Commercial

Several major road corridors are considered to be scenic rural vistas: State Route 400, State Route 60, State route 52 and Long Branch Road. In order to maintain the rural and scenic vistas that are important to the county’s citizens these corridors require special treatment to assure proper development along the view corridors of the county. From an urban design standpoint, the most critical element in creating a visually appealing gateway corridor is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses. Vast amounts of parking and loading/unloading areas should be

**Shop, Work &
Play in a
Great
Environment**

screened from view. Where possible the parking areas should be distributed to two or more sides of the business to “visually scale down” the size of the parking lot. Inter-parcel access between sites should be used whenever possible. Grouping or “clustering” of shops with co-mingled parking, landscaping and pedestrian areas is encouraged. In addition, certain commercial uses such as car dealerships, truck terminals and car washes require careful site planning to minimize curb cuts and reduce the perception of parking as the primary use.

■ Intensive Industrial

This area is established to provide for intensive industrial uses such as landfills, quarries, and other industrial uses that are potential public nuisances, are identified as environmentally hazardous or are potentially dangerous to health, safety or general welfare of the county. Such uses require a Development Permit in order to be located anywhere in the County.

**The Bad,
the Ugly,
but
Necessary**

Development Standards

Development standards fall into three categories: those that apply countywide, those within each character area, and those that apply to a specific use regardless of location. Examples of overall development standards include:

County-wide

- Environmentally hazardous uses
- Timbering and forestry
- Environmental protection standards
- Parking and loading areas
- Parking lot landscaping
- Signage
- Tree conservation

Character Areas

- Uses that are encouraged and discouraged
- Intensity of Uses
- Interaction between uses
- Vehicular or Pedestrian Access
- Size of Buffers, landscape strips
- Site Design Factors

Use Based Standards

- Heavy Industry
- Institutional uses (churches, cemeteries, schools)
- Large Places of Assembly
- Temporary Events
- Landfills and Quarries

Preliminary Organization of the Land Use Code

Chapter 1. The Approach to Land Use Management

This Article sets out the legal basis for the Land Use Code and its broad purposes, describes the lands to which and circumstances under which the Code applies, and describes how the Code is to be interpreted when certain words or phrases are used or uncertainty of meaning may exist.

Chapter 2. Character Areas

These three chapters provide the overall character and intent of each character area, guiding principles, a preferred land use pattern table, and specific development standards for agriculture, residential, commercial and industrial uses.

Chapter 3. Villages and Corridors

These four chapters provide a summary of overall development standards within the commercial areas, such as landscaping, signage, lighting and parking, and the overall character and intent, a preferred land use pattern table, and specific development standards for each village and corridor.

Chapter 4. Intensive Industrial

This chapter defines intensive industrial and describes the process for locating these uses in the County.

Chapter 5. Countywide Development Standards

This chapter outlines development standards that apply to all uses within the county, including such things as:

- The minimum standards for vehicle parking for all land uses in the county, including design and construction standards, and for commercial vehicle loading areas.
- The types of signs that may be placed on a property, and regulates such characteristics as their size, number, placement, and timing (for temporary events).
- Providing for quality and consistency in the design of landscaping and screening. Providing for the separation of incompatible types of land use, and conservation of trees within the county
- Requirements for lighting design throughout the County.

Chapter 6. Restrictions on Particular Uses

The purpose of this Chapter is to provide land use and development regulations for specific uses, such as gasoline stations, residential business, hotels & motels, group homes, etc. that will then be applicable to sites throughout the county.

Chapter 11. Procedures and Permits

This Chapter describes the process for receiving special land use approvals (LUA) when necessary, for applying for variances from the development standards, and the procedures for amendments to the Comprehensive Land Use Plan and text of this Land Use Code.

Chapter 12. Administration and Enforcement

This Chapter sets out the structure for administering and enforcing this Land Use Code, including the responsibilities and procedures of the various enforcement officers in carrying out enforcement activities.

Chapter 13. Definitions

This Chapter defines terms and activities as used within the Land Use Code.

Future Land Use Patterns

The proposed Land Use Plan Amendment and Land Use Code for Lumpkin County addresses compatibility issues by instituting plan consistency, compatibility standards for residential, agricultural and non-residential uses and an emphasis on land use and infrastructure planning. Land use regulation is tied directly to the County's Future Land Use Plan Map, and therefore its overall vision.

The Future Land Use Plan Map divides the county into 4 character areas: Agricultural Preservation (very low density residential), Rural Places (low-density residential), and Residential Growth Areas (medium density residential). Within these overall character areas, non-residential commercial nodes of varying intensity have been identified. The development of these character areas was guided by the following principles:

- To retain and conserve the existing sound housing stock.
 - To accommodate a variety of housing types at various income levels.
 - To allow for the conversion of sites to more intensive use when appropriate infrastructure is available.
 - Discourage sprawl both for residential and non-residential development by guiding commercial development into appropriate nodes and corridors.
 - To ensure compatibility between various housing types, agricultural and non-residential uses.
 - To promote residential development that fosters a sense of community and provides essential mobility, recreation and open space.
 - To provide for areas of innovative development, such as mixed use and traditional communities in appropriate locations.
 - To stabilize and protect the essential characteristics of residential environments, including natural features.
 - To permit, in certain sections other county, multi-family and higher density housing which are consistent with growth policies of the County, and to provide an alternative source of affordable housing.
 - Develop residential areas that utilize innovative urban design principles that encourage community, pedestrian linkages and mixed-use environments.
-